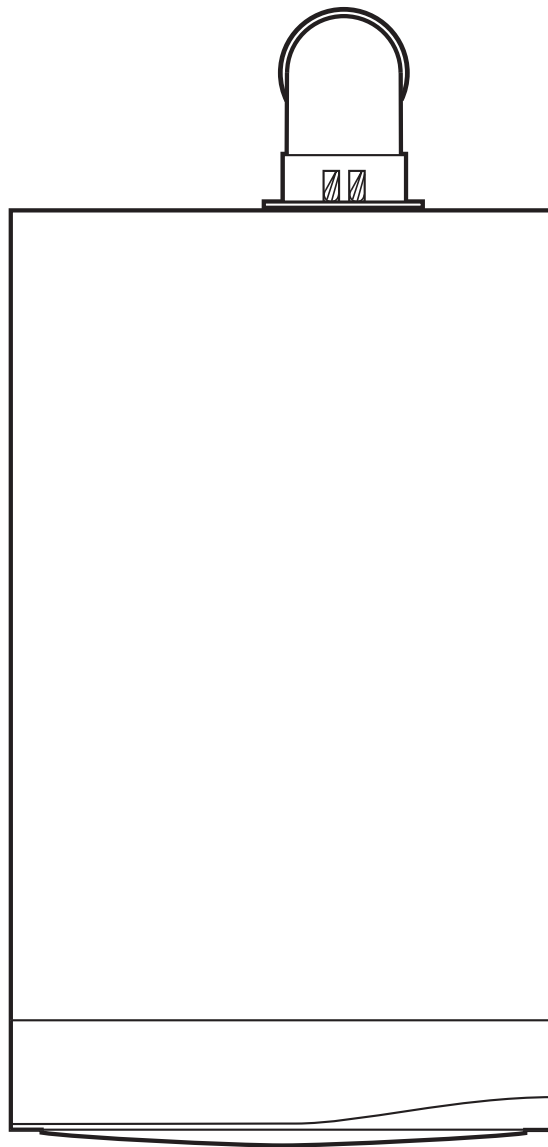


User Guide and Important Warranty Information

TITANIUM

Condensing
Combination Boiler



Please keep these instructions in a safe place.
If you move house, please hand them over to
the next occupier.

Natural Gas

Potterton Titanium 24

G.C.N° 47-393-39

Potterton Titanium 28

G.C.N° 47-393-40

Potterton Titanium 33

G.C.N° 47-393-41

Potterton Titanium 40

G.C.N° 47-393-42

Contents

Section	Page
1.0 Quick Reference Guide	3
2.0 Troubleshooting	4
3.0 Repressurising System	6
4.0 Clearances	7
5.0 Care of the Boiler	8
6.0 Legislation	9
7.0 Setting the Timer	10
8.0 Emergency	11
9.0 Warranty & Service	12

The Benchmark Scheme

Baxi Heating UK Ltd is a licensed member of the Benchmark Scheme which aims to improve the standards of installation and commissioning of domestic heating and hot water systems in the UK and to encourage regular servicing to optimise safety, efficiency and performance.

Benchmark is managed and promoted by the Heating and Hotwater Industry Council. For more information visit www.centralheating.co.uk

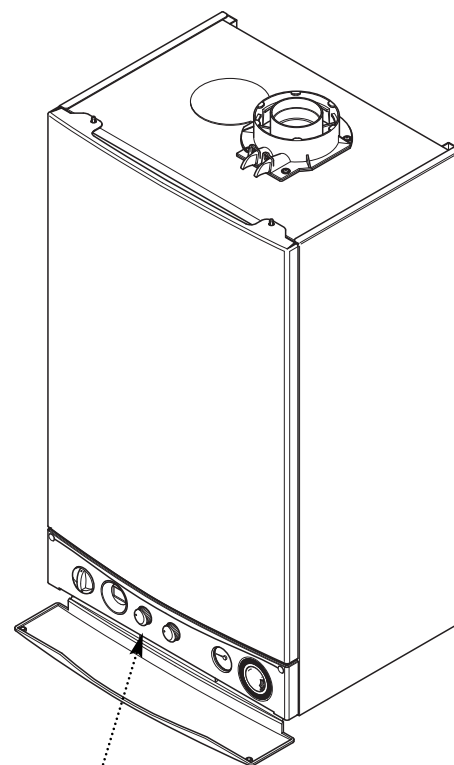
© Baxi Heating UK Ltd 2012 All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, or stored in any retrieval system of any nature (including in any database), in each case whether electronic, mechanical, recording or otherwise, without the prior written permission of the copyright owner, except for permitted fair dealing under Copyrights, Designs and Patents Act 1988.

Applications for the copyright owner's permission to reproduce or make other use of any part of this publication should be made, giving details of the proposed use, to the following address:

The Company Secretary, Baxi Heating UK Ltd,
Brooks House, Coventry Road, Warwick. CV34 4LL

Full acknowledgement of author and source must be given.

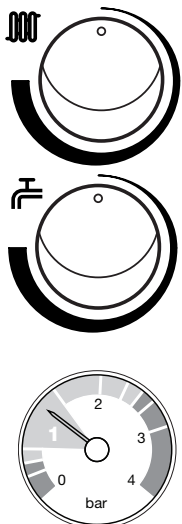
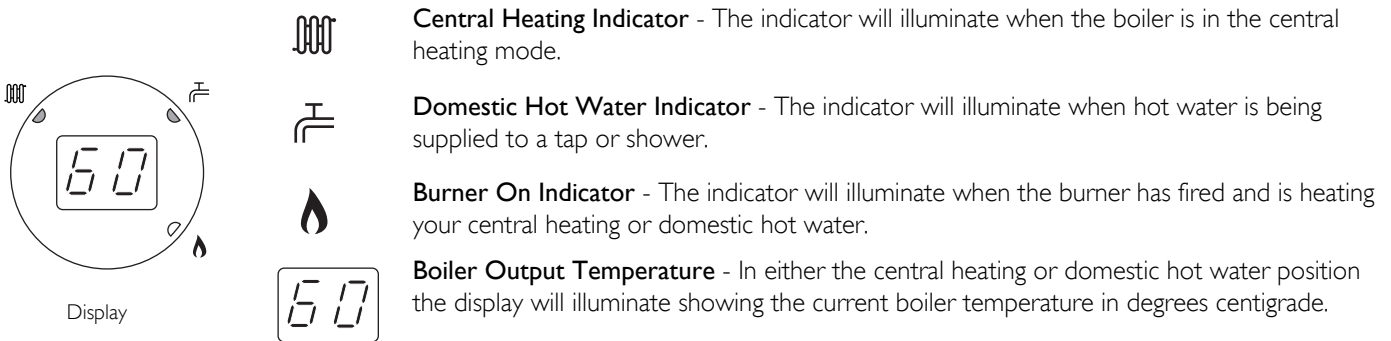
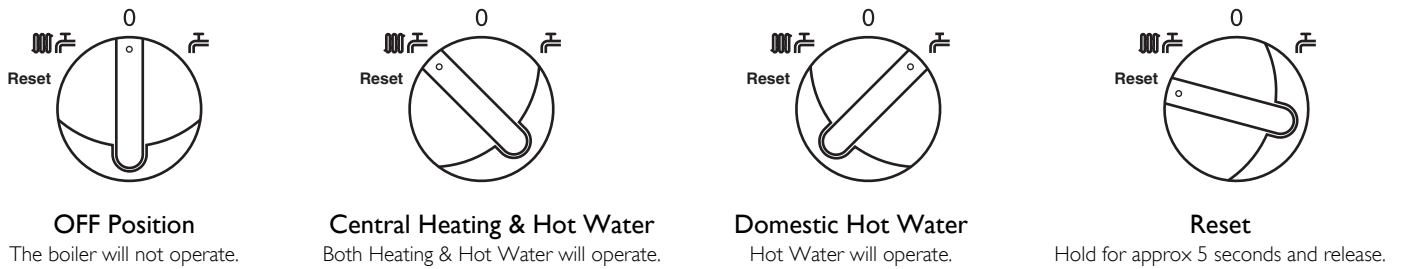
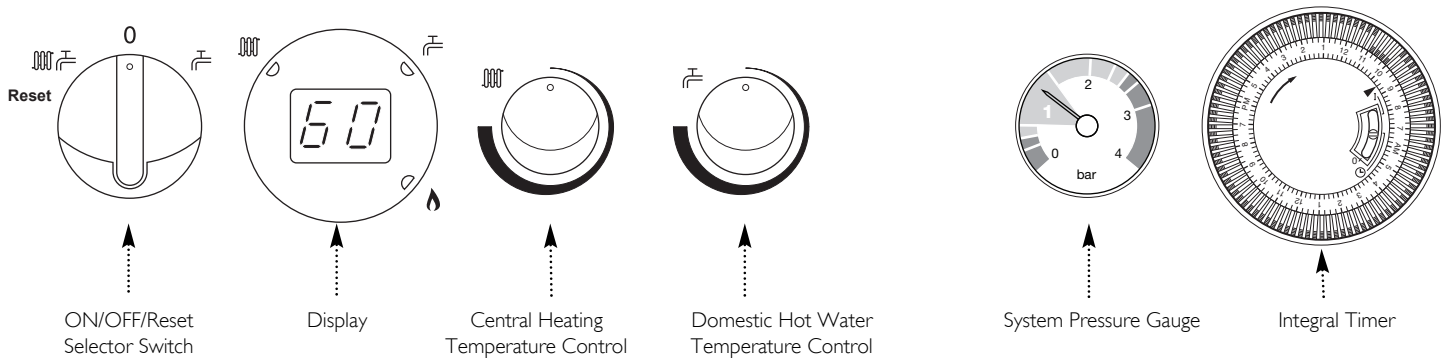
WARNING: Any person who does any unauthorised act in relation to a copyright work may be liable to criminal prosecution and civil claims for damages.



Boiler Controls - see opposite page
for Operating Quick Reference Guide



ISO 9001
FM 00866



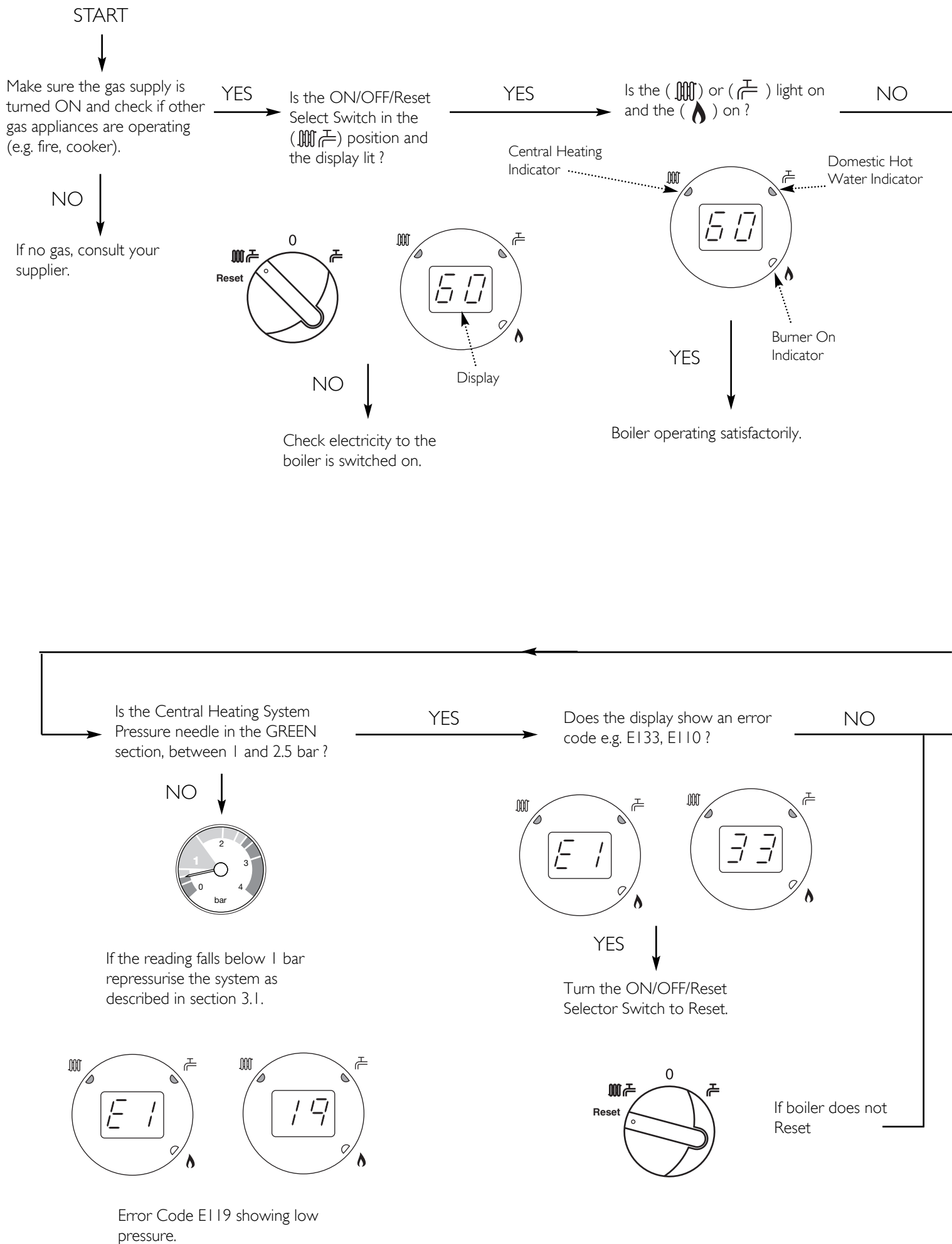
Central Heating Temperature Control

Turn the knob clockwise to increase or anticlockwise to decrease the temperature.
Range 25 - 80° C.

Domestic Hot Water Temperature Control

Turn the knob clockwise to increase or anticlockwise to decrease the temperature.
Range 35 - 60° C.

Central Heating System Pressure - The normal operating water pressure is shown when the needle is in the GREEN section of the gauge, between 1 and 2.5 bar. If the pressure exceeds 3 bar (needle in the RED section) the safety pressure valve will operate and a fault is indicated. Contact your Installer.

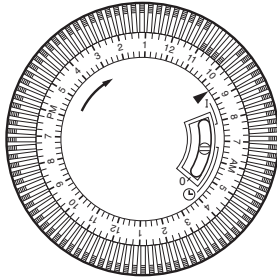


Is the Integral Timer ON and calling for heat ?

YES

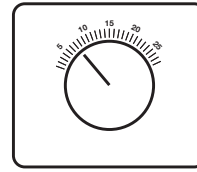
Is the Room Thermostat (if fitted) set high enough ?

YES



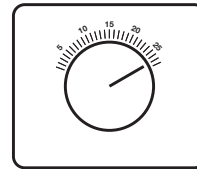
NO

Ensure timer is set for Central Heating ON (see Section 7.0 of these instructions - 'Setting the Timer')



NO

Turn Room Thermostat to maximum setting (typical example shown).



CONTACT YOUR
INSTALLER OR
SERVICE ENGINEER.

If you don't know what you need to do to get the boiler to light, or need help with the system and controls, contact your installer as soon as possible.

3.0 Repressurising the System

3.1 Central Heating System Pressure

1. The water pressure in the central heating system is indicated by the pressure gauge.

2. With the system cold and the boiler not operating the pressure should be at least 0.5 bar. During operation the pressure should not exceed 2.5 bar, and will normally be between 1.0 and 2.0 (Fig. 1).

3. A pressure of 3 or greater indicates a fault. The safety pressure relief valve will operate, at a pressure of 3 (Fig. 3). **It is important that your Installer or Service Engineer is contacted as soon as possible.**

4. The minimum pressure for correct operation is 0.5. If the pressure falls below 0.5, this may indicate a leak on the central heating system (Fig. 2). Error Code E119 will be shown on the display.

3.2 To Re-Pressurise the System

1. Look at the boiler from underneath. There will be two taps, one connected to the cold inlet valve and one to the central heating return valve. Do not operate these taps yet !

2. Your installer will have left a short copper pipe with wing nuts (the 'filling loop') with you for safe keeping.

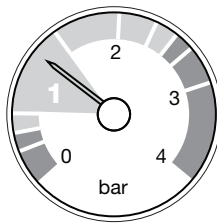
3. To re-pressurise this loop **MUST** be connected to the taps. Remove the blanking caps from each tap and set aside.

4. Ensure that the two seals are fitted, and connect the loop to the taps with the wing nuts. These should be hand tightened.

5. Carefully open both taps and check the boiler pressure gauge. Once the needle on the gauge is above the 0.5 mark both taps can be closed.

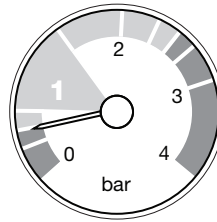
6. Undo the two wing nuts, remove the loop and refit the blanking caps. Put the loop in a safe place for future use, and ensure that the seals remain in place

Fig. 1



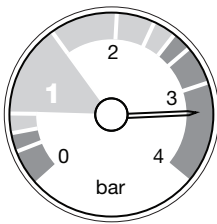
Normal Pressure

Fig. 2



Requires
Repressurising

Fig. 3



Fault

4.0 Clearances

4.1 For your Safety

1. This appliance must have been installed in accordance with the manufacturer's instructions and the regulations in force.

2. Any modification that may interfere with the normal operation of the appliance without express written permission from the manufacturer or his agent could invalidate the appliance warranty. In GB this could also infringe the Gas Safety (Installation and Use) Regulations.

GB - Heating Industry definition meaning England, Scotland, Wales, Northern Ireland, Isle of Man and the Channel Isles.

3. Your boiler must not be operated without the casing correctly fitted.

4. Do not interfere with any sealed components on this boiler.

5. Take note of any warning labels on your boiler.

6. Your boiler should have the following minimum clearances for Safety and Maintenance (Fig. 4):-

Top	- 200mm
Bottom	- 150mm*
Left side	- 5mm
Right Side	- 5mm
Front	- 5mm (In Operation)
	- 450mm (For Servicing)

*This is the MINIMUM recommended dimension. Greater clearance than this will aid installation and maintenance.

7. If your boiler is installed in a compartment, do not use it for storage purposes. Do not obstruct any purpose provided ventilation openings.

8. Flammable materials must not be stored in close proximity to your boiler.

9. Avoid skin contact when your boiler is in operation, as some surfaces may get hot e.g. pipework.

10. Ensure that the flue terminal, outside the house, does not become damaged or obstructed, particularly by foliage.

11. It is important that the condensate drain system is not blocked, modified or damaged in any way as this would affect the operation of your boiler. Your installer should have insulated any exposed pipework.

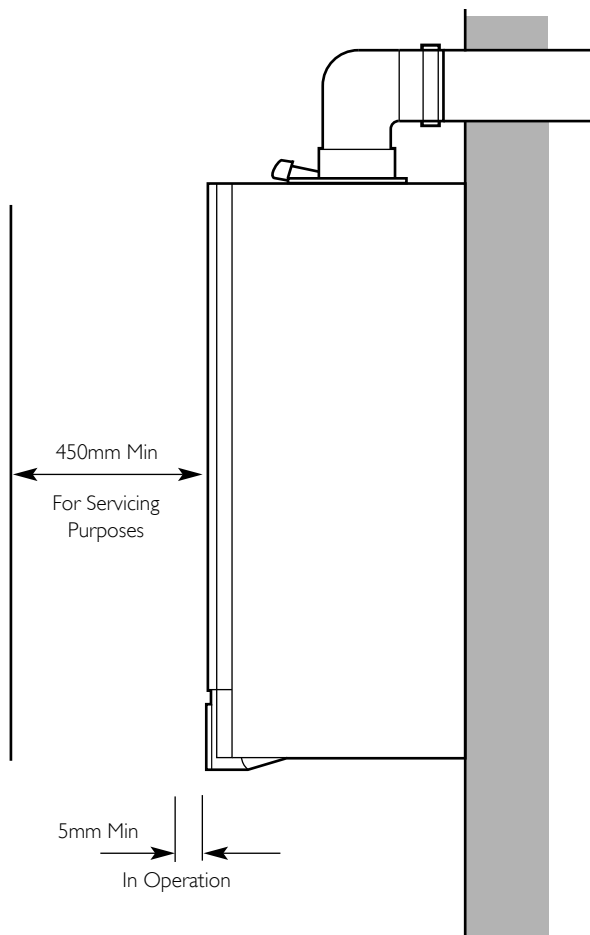
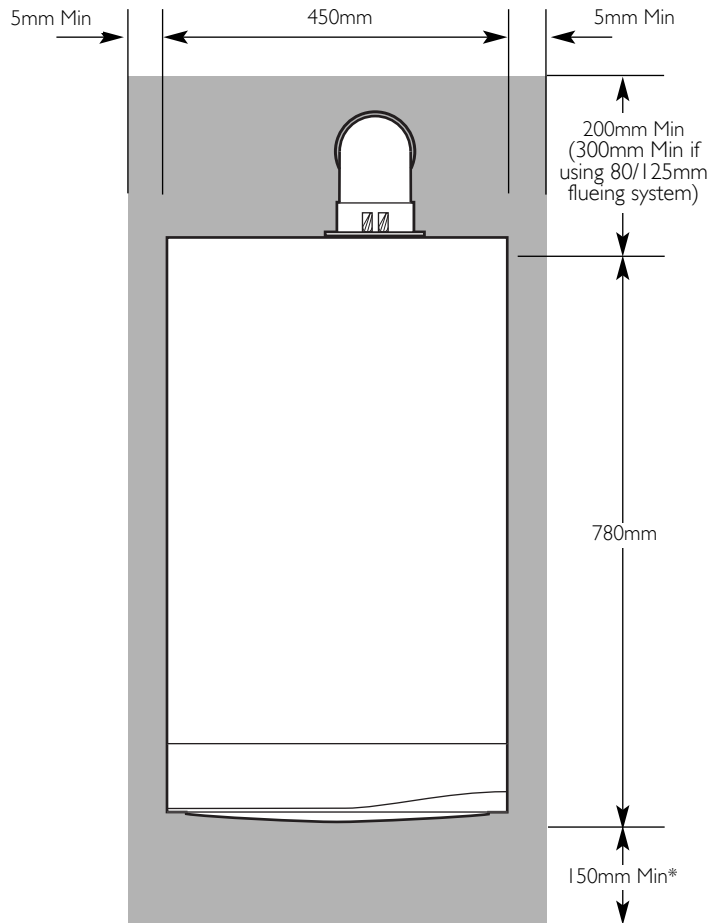


Fig. 4

5.0 Care of the Boiler

5.1 Cleaning the Outer case

The painted panels should be wiped with a damp cloth and then dried completely. **DO NOT USE ABRASIVE CLEANING AGENTS.**

5.2 Protection & Precaution

1. The boiler incorporates an integral frost protection feature that will operate in both modes. If the boiler temperature falls below 5° C, then the boiler will operate until the water temperature has been raised.
2. If a system frost thermostat has been fitted (your installer will be able to advise you), then to operate correctly and protect your system, the gas and electricity must be left on and the appliance set in the central heating mode.
3. The boiler incorporates an integral pump protection feature which continually monitors the time since the pump last operated. To prevent seizure, the pump will operate for approximately 1 minute if it has not run in the last 24 hours.

5.3 Fault Indication

1. If a fault occurs on the boiler an error code may be shown on the facia display (Fig. 5).
2. The codes are either two or three digit, preceded by the letter 'E'. For example, code E133 will be displayed by 'E1' alternating with '33'. E50 is shown as 'E' then '50'.
3. E20, E28, E50, E125 & E160 indicate faulty components. You should make a note of the displayed error code and contact your installer or service engineer.
4. If E110 or E130 is displayed overheat of the primary water or flue system has occurred. Turn the selector switch to the reset position and hold for at least 5 seconds. If the boiler does not relight, or the code is displayed regularly contact your installer or service engineer.
5. E119 is displayed when the primary water pressure is less than 0.5 bar. After repressurising the system the boiler should operate. Your installer will be able to advise you about the method of repressurising. See page 6 for further details.
6. E133 indicates that the gas supply has been interrupted, ignition has failed or the flame has not been detected. Ensure that the gas supply has not been turned off, and turn the selector switch to the reset position and hold for at least 5 seconds. If the boiler does not relight, or the code is displayed regularly contact your installer or service engineer.

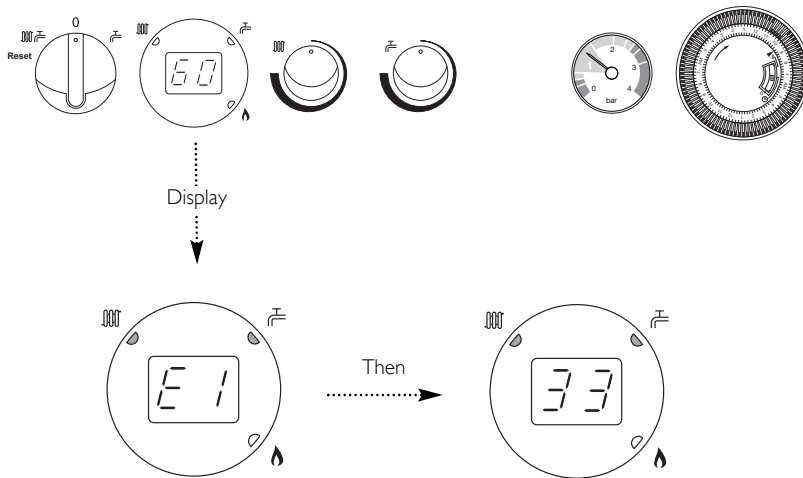


Fig. 5

Table of Error Codes

E20	Central Heating NTC Fault
E28	Flue NTC Fault
E50	Hot Water NTC Fault
E110	Safety Thermostat Operated
E119	Water Pressure Switch Not Operated
E125	Circulation Fault (Primary Circuit)
E130	Flue NTC Operated
E133	Interruption Of Gas Supply or Flame Failure
E160	Fan or Fan Wiring Fault

6.0 Legislation

6.1 Installation, Commissioning, Service & Repair

1. This appliance must be installed in accordance with the manufacturer's instructions and the regulations in force. Read the instructions fully before installing or using the appliance.
2. In GB, this must be carried out by a competent person as stated in the Gas Safety (Installation & Use) Regulations.
3. **Definition of competence:** A person who works for a Gas Safe registered company and holding current certificates in the relevant ACS modules, is deemed competent.
4. In IE (Eire), this must be carried out by a competent person as stated in I.S. 813 "Domestic Gas Installations".

All Gas Safe registered engineers carry an ID card with their licence number and a photograph. You can check your engineer is registered by telephoning 0800 408 5500 or online at www.gassaferegister.co.uk

The boiler meets the requirements of Statutory Instrument "The Boiler (Efficiency) Regulations 1993 No 3083" and is deemed to meet the requirements of Directive 92/42/EEC on the energy efficiency requirements for new hot water boilers fired with liquid or gaseous fuels:-

Type test for purpose of Regulation 5 certified by:
Notified Body 0085.

Product/Production certified by:
Notified Bodies 0086.

For GB/IE only.

6.2 Benchmark Commissioning Checklist

1. Please ensure that the installer has fully completed the Benchmark Checklist on the inside back pages of the installation instructions supplied with the product and that you have signed it to say that you have received a full and clear explanation of its operation. The installer is legally required to complete a commissioning checklist as a means of complying with the appropriate Building Regulations (England and Wales).
 2. All installations must be notified to Local Area Building Control either directly or through a Competent Persons Scheme. A Building Regulations Compliance Certificate will then be issued to the customer who should, on receipt, write the Notification Number on the Benchmark Checklist.
 3. This product should be serviced regularly to optimise its safety, efficiency and performance. The service engineer should complete the relevant Service Record on the Benchmark Checklist after each service.
 4. The completed Benchmark Checklist may be required in the event of any warranty work.
-

7.0 Setting the Timer

7.1 Setting the Timer

The Electro-Mechanical Timer allows the central heating system to be set every 15 minutes.

Using the three position switch the timer will allow either constant operation, timed operation or central heating off.

Move the switch button by sliding to the desired position.

Three position switch (Fig. 6)

- I Constant (Top position):** The heating will be on constantly irrespective of the position of the tappets. The heating will be controlled by the main thermostat on the appliance and/or any external controls.
- ⌚ Timed (Central position):** The heating will operate according to the position of the tappets and be controlled as above.
- 0 Off (Bottom position):** No central heating. Domestic hot water will operate on demand.

To set the time of day

Turn the timer outer bezel clockwise, to align the pointer with the correct time to the nearest 15 minutes ensuring that A.M./P.M. is considered. **Do not at any time attempt to turn the bezel anti-clockwise.**

To set the timed heating program

Decide which times of the day the central heating is required.

The heating will operate when the white tappets are set to the outer edge of the bezel.

To ensure the heating stays OFF set the required tappets inwards towards the centre of the bezel.

Each tappet represents 15 minutes.

For example: If the heating is not required between 10 A.M. and 11 A.M. the four tappets anticlockwise from the 10 A.M. will be set inwards (Fig. 7).

NOTE: The integral timer may have been removed and replaced with a blanking plate depending on the type of external controls used. In this event please consult your installer for details.

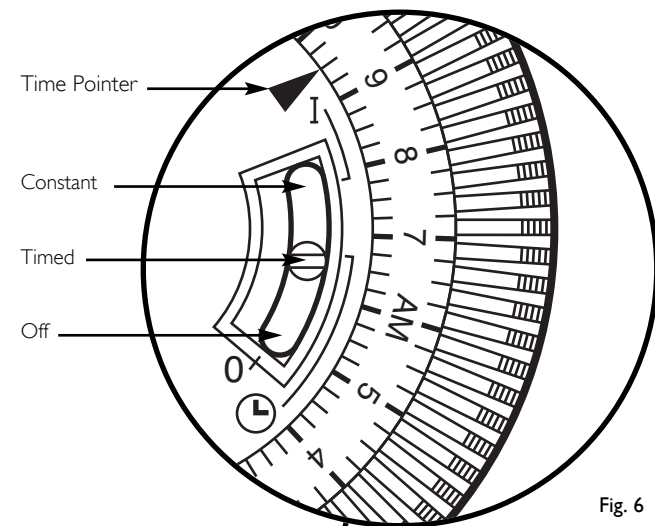


Fig. 6

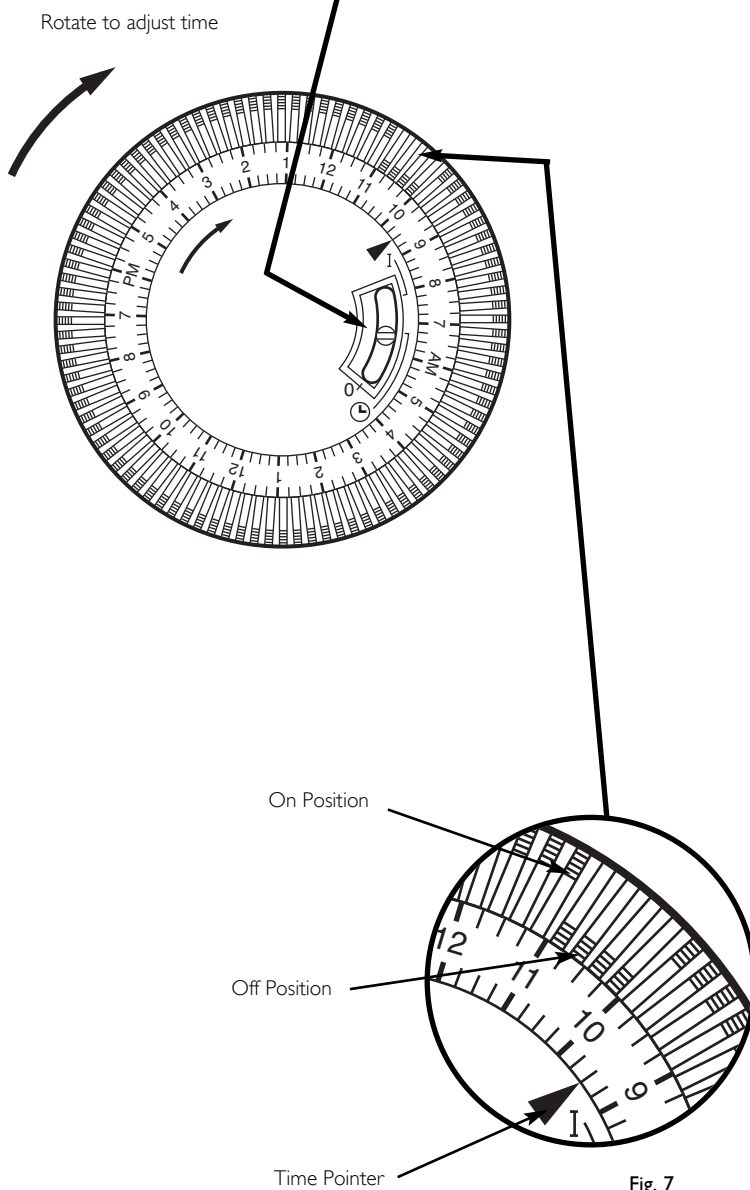


Fig. 7

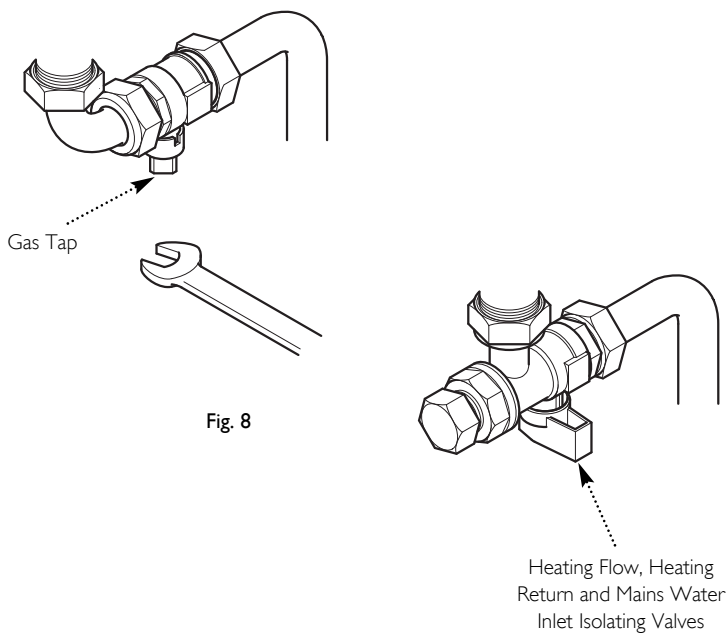
Warning !

If you smell gas

Do not operate light switches
Do not operate any electrical equipment
Do not use a telephone in the hazardous area
Extinguish any naked flame and do not smoke
Open windows and doors in the hazardous area
Turn off the gas supply at the meter
Warn any other occupants and vacate the premises
Telephone the National Gas Emergency Service on:-
0800 111 999

Faulty boiler

If it is known or suspected that a fault exists on the boiler, it must not be used until the fault has been corrected by a competent person.



In an Emergency

If a water or gas leak occurs or is suspected, the boiler can be isolated at the inlet valves as follows;

1. Using a suitable open ended spanner, turn the square nut on the gas tap through 90° (1/4 turn) to isolate the gas supply at the boiler (Fig. 8).
2. The water isolating valves are positioned under the boiler and can be closed by turning their taps to the right towards the wall (Fig. 8).
3. Call your Installer or Service Engineer as soon as possible.

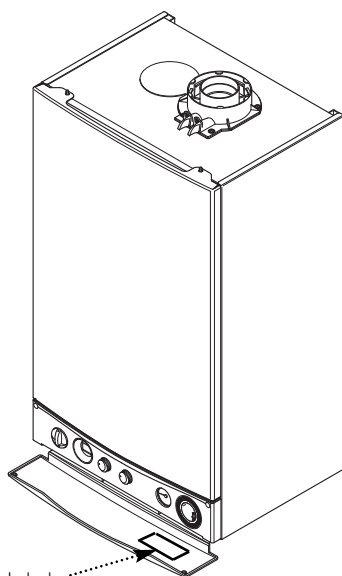
Please complete the boxes below

Serial Number

Date of Installation

D D M M Y Y

Installer Details (name, address and contact number(s))



All descriptions and illustrations provided in this leaflet have been carefully prepared but we reserve the right to make changes and improvements in our products which may affect the accuracy of the information contained in this leaflet. All goods are sold subject to our standard Conditions of Sale which are available on request.

POTTERTON

A Trading Division of Baxi Heating UK Ltd (3879156)
Brooks House, Coventry Road, Warwick. CV34 4LL
After Sales Service 0844 871 1560 Technical Enquiries 0844 871 1555
Website www.potterton.co.uk
e&oe

PART OF BDR THERMEA

9.0 Warranty & Service

Standard Warranty Term & Conditions

5 Years Free Warranty - register today

To receive your 5 years free warranty please complete the registration card supplied with the boiler, or register it online at www.heateam.co.uk. **heateam** is the service division of Potterton boilers.

Our promise to you

If you experience a fault with your new boiler, we aim to provide a safe and high quality repair service supported by our dedicated national network of highly skilled GasSafe registered engineers. If your installer can't resolve the problem for you, we will do everything we can to get a **heateam** engineer out to you as quickly as possible.

What you need to do if you experience a problem with your heating system or the operation of the boiler

You should always contact your installer first, because the fault may not be related to the boiler. If your installer confirms that the fault is within the boiler it self and he/she can't repair it, our friendly customer service team is on hand to help. Simply call our service division **heateam** on **0844 871 1560** to book an engineer visit or for any general advice that you may need. Our contact centre is open Monday to Friday 8am - 6pm, weekends and Bank Holidays 8.30am - 2pm, excluding Christmas Day and New Years Day.

When calling **heateam** it would be helpful if you could have the following information to hand:-

- 1 Boiler serial number (see opposite).
- 2 Boiler make and model number.
- 3 Your installer name and address details.
- 4 Proof of purchase (if you do not have the boiler serial number).
- 5 The completed Benchmark checklist (found at the back of the Installation & Service Instructions).

What this warranty covers

1. For the duration of the warranty period, Baxi Heating UK Limited will exchange or repair components proved to be faulty from manufacture, at its discretion and free of charge.
2. The warranty period will be 60 calendar months from the date of installation. The warranty period will not be extended as a result of breakdown or failure of the boiler during the warranty period.
3. The warranty will be invalid if the boiler does not have an annual (every 12 months) service in accordance with the manufacturer's instructions and performed by a competent GasSafe registered engineer.
4. Proof of the services (if performed by parties other than Baxi Heating UK Limited) must be provided on request.
5. Baxi Heating UK Limited will not be responsible for any faults outside the boiler controls. The heating system is the householder's responsibility.
6. The boiler must only be used for domestic purposes, and this warranty only applies to boilers purchased and used on the mainland of Great Britain.
7. This 5 year warranty does not affect your statutory rights.

Exclusions - This 5 year warranty DOES NOT COVER

8. Any repair required other than as a result of a malfunction, defect or failure of the boiler itself.
9. Damage of any nature whether accidental, negligent, malicious or otherwise.
10. Theft or attempted theft.
11. Any malfunction, defect or failure in the heating system to which the boiler is connected.
12. Any damage caused by hard water scale deposits and/or aggressive water or sludge resulting from corrosion. Indications that such work may be needed include but are not restricted to a noisy boiler, cold spots on radiators, sludged up pipes and poor circulation in the central heating system.
13. Any problems caused by inadequate supply of electricity, gas or water to the property.
14. Compensation for consequential losses (e.g. loss of earnings, business losses, stress and inconvenience) arising from a production breakdown, including repair delays caused by factors outside our reasonable control.
15. Reimbursement of any third party repair or replacement costs that we haven't been told about or agreed with you in advance.
16. Reimbursement for any damages to property caused by non functionality of the boiler e.g. from boiler leaks
17. Boilers which have not been installed and commissioned strictly in accordance with the installation instructions supplied with it (including the requirement to cleanse the system effectively and add corrosion inhibitor in accordance with BS 5793:1992) and/or where the Benchmark checklist has not been properly completed and/or which have not been maintained strictly in accordance with the maintenance instructions supplied with the boiler.

Annual Service

To ensure you receive the maximum efficiency from your boiler and to keep your manufacturer's warranty valid, your boiler should have an annual service. To arrange an annual service from one of our **heateam** experts, please call Tel: 0844 871 1545